

A.P.N.: 1220-16-113-026  
File No: 141-2484616 (NMP)  
R.P.T.T.: \$1,794.00

When Recorded Mail To: Mail Tax Statements To:  
James Brooks and Anne Brooks  
P.O. Box 117  
Riverdale, CA 93656

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Susan Karen Lockwood, an unmarried woman

do(es) hereby *GRANT, BARGAIN and SELL* to

James Brooks and Anne Brooks, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 49 IN BLOCK B OF THE FINAL MAP OF PLEASANTVIEW PHASE III, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 4, 1992 IN BOOK 1292, PAGE 815 AS DOCUMENT NO. 294729.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

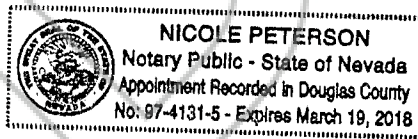
Date: 04/24/2015

Susan Karen Lockwood  
Susan Karen Lockwood

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on May 20 2015 by  
**Susan Karen Lockwood.**

[Signature]  
Notary Public  
(My commission expires: 3-19-2018 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 24, 2015** under Escrow No. **141-2484616**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-113-026
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

| FOR RECORDERS OPTIONAL USE |             |
|----------------------------|-------------|
| Book _____                 | Page: _____ |
| Date of Recording: _____   |             |
| Notes: _____               |             |

- 3. a) Total Value/Sales Price of Property: \$460,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$460,000.00
- d) Real Property Transfer Tax Due \$1,794.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Susan Karen Lockwood* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Susan Karen Lockwood  
 Address: 1874 Coll Lane  
 City: Gardnerville  
 State: CA Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

James Brooks and Anne  
 Print Name: Brooks  
 Address: P.O. Box 117  
 City: Riverdale  
 State: CA Zip: 93656

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company File Number: 141-2484616 NMP/NMP  
 Address P.O. Box 645  
 City: Zephyr Cove State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)